

150.0

0004

0005.F

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
502,500 / 502,500  
502,500 / 502,500  
502,500 / 502,500
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		ROBBINS RD, ARLINGTON

## OWNERSHIP

Unit #: 3

Owner 1: LEMONT SUSAN C ETAL  
 Owner 2: BIANCUCCI CARL  
 Owner 3:

Street 1: 90 ROBBINS RD #3  
 Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Wood Shingle Exterior and 1118 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7101																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	502,500			502,500		
							196189
							GIS Ref
							GIS Ref
							Insp Date
							09/20/18

Total Card / Total Parcel	502,500 / 502,500
APPRAISED:	502,500
USE VALUE:	502,500
ASSESSED:	502,500

USER DEFINED	111756!
PRIOR ID #1:	196189
PRIOR ID #2:	
PRIOR ID #3:	
PRINT DATE:	
PRIOR ID #1:	12/11/20 01:53:35
PRIOR ID #2:	
PRIOR ID #3:	
LAST REV DATE:	
PRIOR ID #1:	09/20/18 14:49:30
PRIOR ID #2:	
PRIOR ID #3:	
ASR MAP:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LANDREASON:	
BLDREASON:	
CIVILDISTRICT:	
RATIO:	

## PREVIOUS ASSESSMENT

Parcel ID 150.0-0004-0005.F							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2020	102	FV	495,000	0	.	495,000	495,000
2019	102	FV	515,600	0	.	515,600	515,600
2018	102	FV	455,600	0	.	455,600	455,600
2017	102	FV	415,000	0	.	415,000	415,000
2016	102	FV	377,300	0	.	377,300	377,300
2015	102	FV	348,400	0	.	348,400	348,400
2014	102	FV	332,400	0	.	332,400	332,400
2013	102	FV	332,400	0	.	332,400	332,400

## SALES INFORMATION

TAX DISTRICT						PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MONTANARO JOHN	25011-267		11/22/1994		132,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

## ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	Measured	DGM	D Mann
3/9/2016	MEAS&NOTICE	HS	Hanne S
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			CONDO CONVERSION 1994, Building Number 1.												
Sty Ht: 1 - 1 Story				A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 3 - BrickorStone				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath:	Rating:															
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:															
Sec Wall: 2 - Clapboard	40 %			OthrFix:	Rating:															
Roof Struct: 2 - Hip				OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1												
Color: GRAY				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir: N - NONE				Frl:	Rating:															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C+ - Average (+)				COND INFORMATION																
Year Blt: 1890	Eff Yr Blt:			Location:																
Alt LUC:	Alt %:			Total Units:																
Jurisdct:	Fact: .			Floor: 3 - 3rd Floor																
Const Mod:				% Own: 30.00000000																
Lump Sum Adj:				Name: 143 - 7101																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	3	1	1							
Sec Int Wall:				Economic:				Additions:												
Partition: T - Typical				Special:				Kitchen:												
Prim Floors: 3 - Hardwood				Override:				Baths:												
Sec Floors:				Total:	18.6 %			Plumbing:												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ: 295.00				Heating:												
Bsmnt Gar:				Size Adj.: 1.35000002				General:												
Electric: 3 - Typical				Const Adj.: 1.00989902																
Insulation: 2 - Typical				Adj \$ / SQ: 402.192																
Int vs Ext: S				Other Features: 60500																
Heat Fuel: 1 - Oil				Grade Factor: 1.10																
Heat Type: 3 - Forced H/W				NBHD Inf: 1.10000002																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100		% AC:		LUC Factor: 1.00																
Solar HW: NO	Central Vac: NO			Adj Total: 617283																
% Com Wall:	% Sprinkled:			Depreciation: 114815																
				Depreciated Total: 502468																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 150.0-0004-0005.F												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:	AssessPro Patriot Properties, Inc					